

FOR SALE

Kyveillog Street

Pontcanna, Cardiff, CF11 9JA

PONTCANNA, CARDIFF

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OFFERS IN EXCESS OF

£850,000

5 BEDROOMS

2 BATHROOMS

2 RECEPTIONS

2,424 SQ FT





*A house full of character and charm, on
one of Pontcannas most desirable streets.*



RUBY LEDLEY
SALES VALUER · PONTCANNA



THE PROPERTY

Jeffrey Ross are pleased to welcome to market this impressive house on Kyveilog Street. Spanning an expansive 2,195 square feet, this property is ideal for families or those seeking ample room for entertaining. This property offers style and originality in abundance.

Upon entering, you are greeted by two inviting reception rooms, providing versatile spaces that can be tailored to your lifestyle. Whether you envision a cosy sitting room for family gatherings or a formal dining area for entertaining guests, these rooms offer the perfect backdrop.

The house boasts five well-proportioned bedrooms, ensuring that everyone has their own private retreat. Each room is unique and the current owners have succeeded in creating a warm and welcoming atmosphere. The two bathrooms are thoughtfully designed, while providing a touch of luxury.

Located in the desirable Pontcanna area, this property is surrounded by a vibrant community, with an array of local shops, cafes, and parks just a stone's throw away. The neighbourhood is known for its picturesque streets and friendly atmosphere, making it an ideal place to call home.

This house on Kyveilog Street presents a wonderful opportunity for those looking to settle in a spacious and well-appointed residence in one of Cardiff's most sought-after locations.

KEY FEATURES

NO CHAIN

5 BEDROOMS

THREE STOREYS

2424 SQFT

PRIME LOCATION

STYLISH INTERIORS











ACCOMMODATION

SCHOOL CATCHMENT

*Severn Primary School Fitzalan High School Ysgol Pencae Ysgol
Gyfun Gymraeg Glantaf*

BASEMENT	8.53m x 1.19m
RECEPTION ROOM	4.24m x 3.96m
DINING ROOM	3.76m x 3.63m
SUN ROOM	2.18m x 1.17m
KITCHEN/BREAKFAST ROOM	5.46m x 3.38m
BEDROOM 1	5.64m x 3.81m
BEDROOM 4	3.76m x 3.63m
BEDROOM 3	5.44m x 3.40m
BEDROOM 2	5.64m x 3.76m
BEDROOM 5	3.76m x 3.63m

FLOORPLAN

Kyveilog Street, Cardiff, CF11

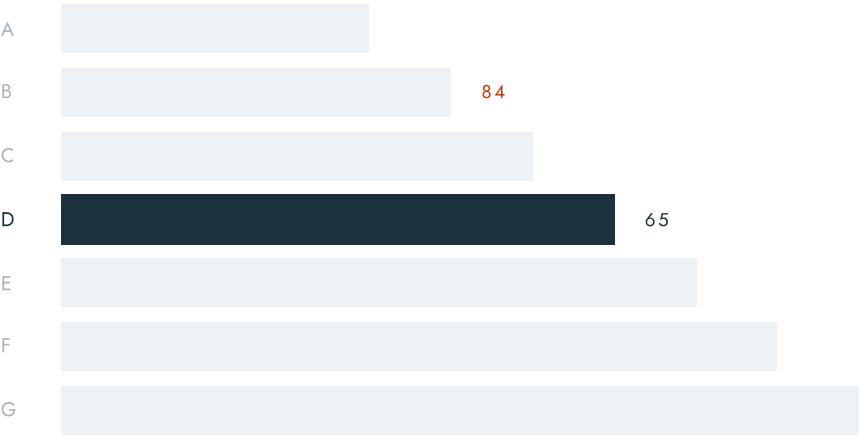
Approximate Area = 2424 sq ft / 225.1 sq m

For identification only - Not to scale



Energy efficiency

Currently band D, with the potential to reach band B.



Rating 65 · potential 84. The full certificate is available on request and on the property's page at jeffreyross.co.uk.

PROPERTY TYPE	HOUSE
INTERNAL AREA	2,424 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND H · ABOUT £4,026 A YEAR <i>Cardiff Council, 2026/27 estimate</i>
EPC RATING	65 · POTENTIAL 84

COME AND SEE IT

Arrange a viewing

*Our Pontcanna team can arrange a private viewing,
usually within days – call 029 2049 9680.*



Ruby Ledley

SALES VALUER

PONTCANNA BRANCH

029 2049 9680

223–225 CATHEDRAL ROAD, PONTCANNA, CARDIFF,
CF11 9PP



SCAN TO SEE WHAT'S
NEAR YOU

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 223–225 Cathedral Road, Pontcanna, Cardiff, CF11 9PP. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyyross.co.uk

jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



SCAN TO SEE WHAT'S
NEAR YOU